

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: August 8, 2013****NAME**

American Tank and Vessel, Inc.

LOCATION1000 Paper Mill Road
(North side of Paper Mill Road, 315' East of Woodland
Avenue North and extending East to Chickasabouge Creek)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

I-2, Heavy Industry District

AREA OF PROPERTY2 - Lots / 52.79 \pm Acres**CONTEMPLATED USE**Planning Approval to allow a petroleum storage and
distribution facility in an I-2, Heavy Industry, and a
Planned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a multiple building sites.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**

1. Add a note to the PUD drawing stating that any work performed in the existing public ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters. 4. Sidewalk along the frontage of public ROW is required, unless a waiver is approved

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

URBAN FORESTRY**COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to allow a petroleum storage and distribution facility in an I-2, Heavy Industry District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on multiple building sites. Planning Approval is required for petroleum storage and distribution I-2 districts.

As stated in Section 64-5 of the Zoning Ordinance, Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus any changes to the site plan must be approved by the Planning Commission.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

The existing site plan illustrates the parcels are undeveloped with no existing buildings, however according to the aerial photographs existing buildings have been demolished but the foundations were left on the site. A limited land disturbance permit was recently issued to allow demolition of existing foundations and grading of the site to prepare the site for the proposed development.

The applicant illustrates on the site plan the proposed construction of multiple structures, including 10 new railroad tracks, an administrative building, pipeline station, a boiler utility building, existing railroad crossing, 5 new tanks with a total storage capacity of 400,000 Barrels. However, the plan does not illustrate berm containment for the proposed 5 tanks. The site plan also depicts no parking.

The site plan also illustrates three future containment areas with a total of 32 tanks, each are 64 feet in height, totaling at 2,390,000 Barrels. The site plan illustrates a future truck rack, an oil water separator, firewater/foam pump house, barge dock, and an illustration of future

containment berms. The site plan illustrates that the oil water separator and the firewater/foam pump house are located on a separate parcel which is not part of the original PUD.

In the *detailed description* submitted with the application there were several discrepancies between the *detailed description* and the submitted site plan. In the *detailed description* it refers to a master dock building, existing docking facilities, elevated walkways, security fence, 31 future tanks with each tank having a capacity level of 80,000 barrels totaling 2,480,000 barrels and a “maybe” thermal incinerator or equivalent vapor combustion unit are not depicted on the site plan. The thermal incinerator and equivalent vapor combustion unit are substantial structures and are required to be depicted on the site plan.

On the site plan there are two unlabeled buildings that are not addressed in the *detailed description* submitted with the application. On the site plan the phases are not depicted nor are the proposed or future tanks numbered, they must be numbered for planning/permitting requirements.

According to the *detailed description* the 4 bay truck loading/unloading rack will be to load petroleum products from storage tanks onsite into road tanker cars. However, the future truck rack is unclear on the number of truck spaces provided and there is no vehicle circulation depicted on the site plan.

In the *detailed description* it states the tanks are flat bottom hydrocarbon tanks which will hold crude oil of varying grades and other petroleum products. The site is located approximately 900 feet from an existing, R-1, Single-Family residential area therefore, more detailed information on the tanks and a specific list of proposed products to be stored should be provided for Staff to be able to determine if this site plan is appropriate at this location.

The site fronts Paper Mill Rd with an existing 70 foot private road. Access to the site should be limited to the existing curb-cut along Paper Mill Road with size, design and location of any new or revised curb-cuts to be approved by Traffic Engineering and should comply with AASHTO standards.

To the rear of the site is Hog Bayou and as such the area may be considered environmentally sensitive; thus the approval of all applicable federal, state and local agencies would be required.

The geographic area defined by the city of Mobile and its planning jurisdictions, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The 25-foot minimum building setback line is not depicted on the site plan along Paper Mill Road of the proposed building site; therefore, the site plan should be revised to illustrate the 25-foot minimum building setback line along Paper Mill Road. It should be noted no sidewalks are illustrated nor has a sidewalk waiver been requested. Therefore, the illustration of sidewalks or submission of a Sidewalk Waiver would be required.

The tree/landscape plan depicts inadequate tree and landscape frontage. A revised tree/landscape plan should be submitted or a submitted statement of why the applicant cannot meet the requirements of the Zoning Ordinance.

RECOMMENDATION

Planned Unit Development: Based on the preceding, it is recommended that this application be held over until the September 5th meeting, with required information submitted by August 16th, to allow the applicant to address the following items:

- 1) illustration 25 foot minimum building front setback line;
- 2) illustration of required parking for the 3,000 square foot administrative building;
- 3) illustration of site circulation and access for the northern portion of the site for the future truck rack and clarification of future truck rack;
- 4) illustration of proposed berm containment;
- 5) illustration and location of 250 square foot dock master building;
- 6) illustration and note of the proposed fence height and material;
- 7) illustration or note of total site coverage;
- 8) illustration of tank numbering system for planning/permitting;
- 9) illustration of the phases of construction/development;
- 10) illustration of walkways over tracks;
- 11) placement of note addressing the two unlabeled buildings;
- 12) illustration and/or note of existing docking facility location;
- 13) placement of note of type of tank;
- 14) placement of note of specific products to be stored in proposed and future tanks;
- 15) submission of revised tree/landscape plan in compliance with the Zoning Ordinance requirements or a note of why the applicant cannot meet the requirements;
- 16) removal of the illustration of the existing ATV building on the site plan;
- 17) the location and clarification of a thermal incinerator or equivalent vapor combustion unit on site;
- 18) illustration of sidewalks or the submission of a Sidewalk Waiver application;
- 19) compliance with Engineering comments: *(1. Add a note to the PUD drawing stating that any work performed in the existing public ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Add a note to the PUD drawing stating that any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Add a note to the PUD drawing stating that any work performed within this development must comply with all Engineering Department Policy Letters. 4. Sidewalk along the frontage of public ROW is required, unless a waiver is approved.);*
- 20) compliance with Traffic Engineering comments: *Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.*

- 21) compliance with Urban Forestry comments: *Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).*
- 22) compliance with Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*
- 23) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 24) placement of a note on the site plan stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 25) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development Approval prior to the issuance of any permits;

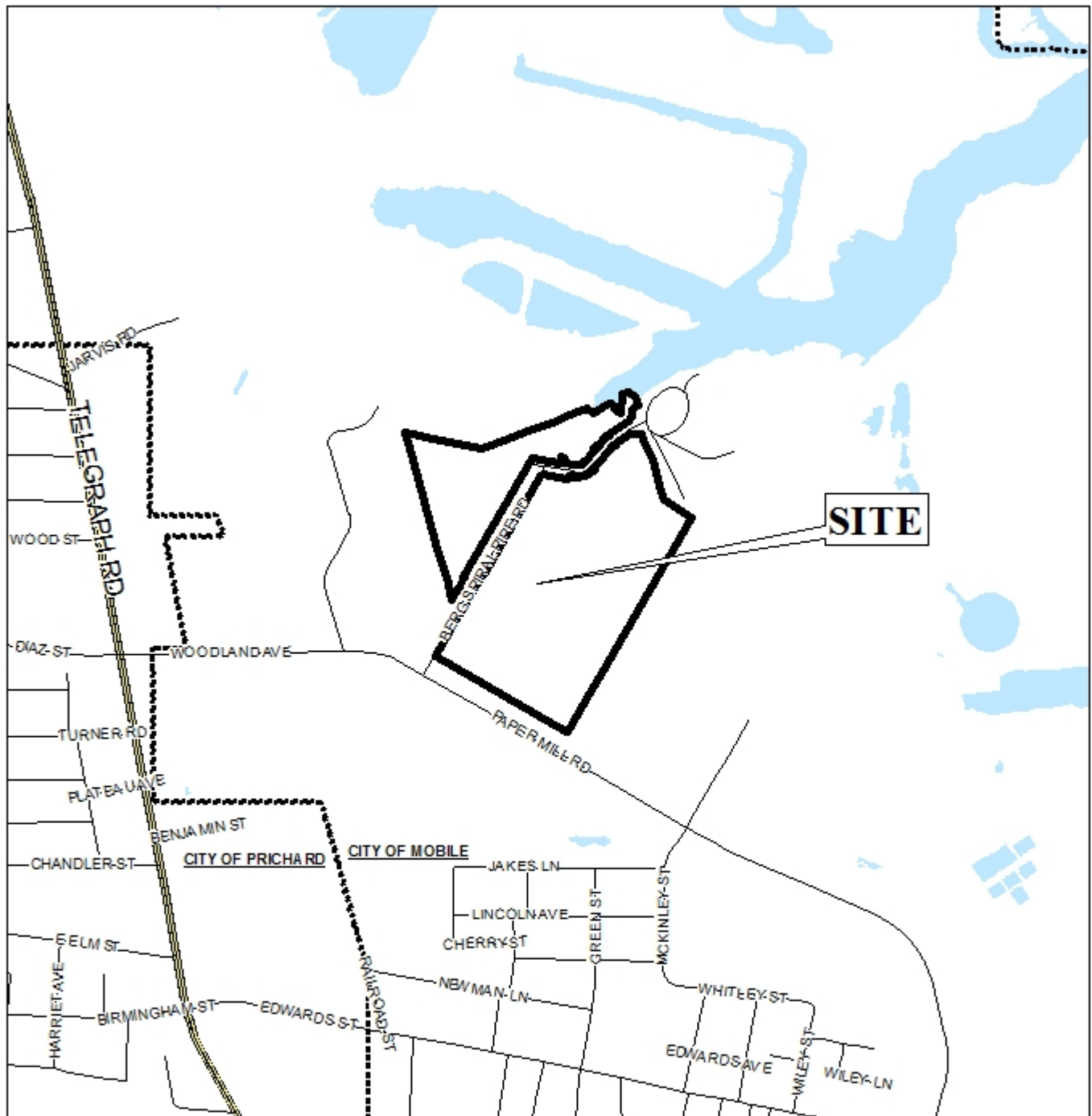
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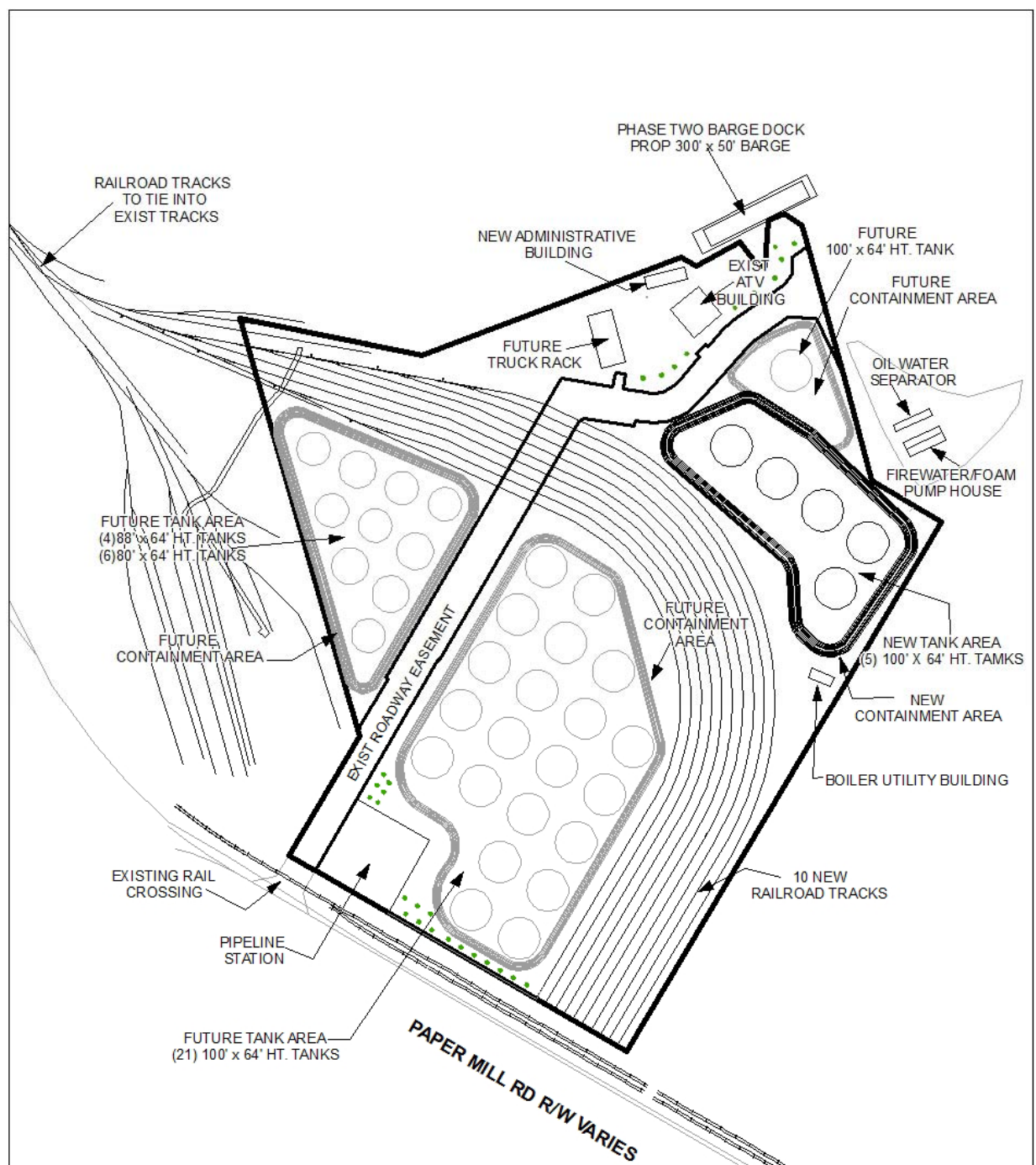
LOCATOR MAP



APPLICATION NUMBER 27 & 28 DATE August 8, 2013
APPLICANT American Tank & Vessel, Inc
REQUEST Planning Unit Development, Planning Approval



SITE PLAN



The site illustrates the new and future tanks areas, and containment areas, existing buildings, new buildings, new railroad tracks, and future truck rack.

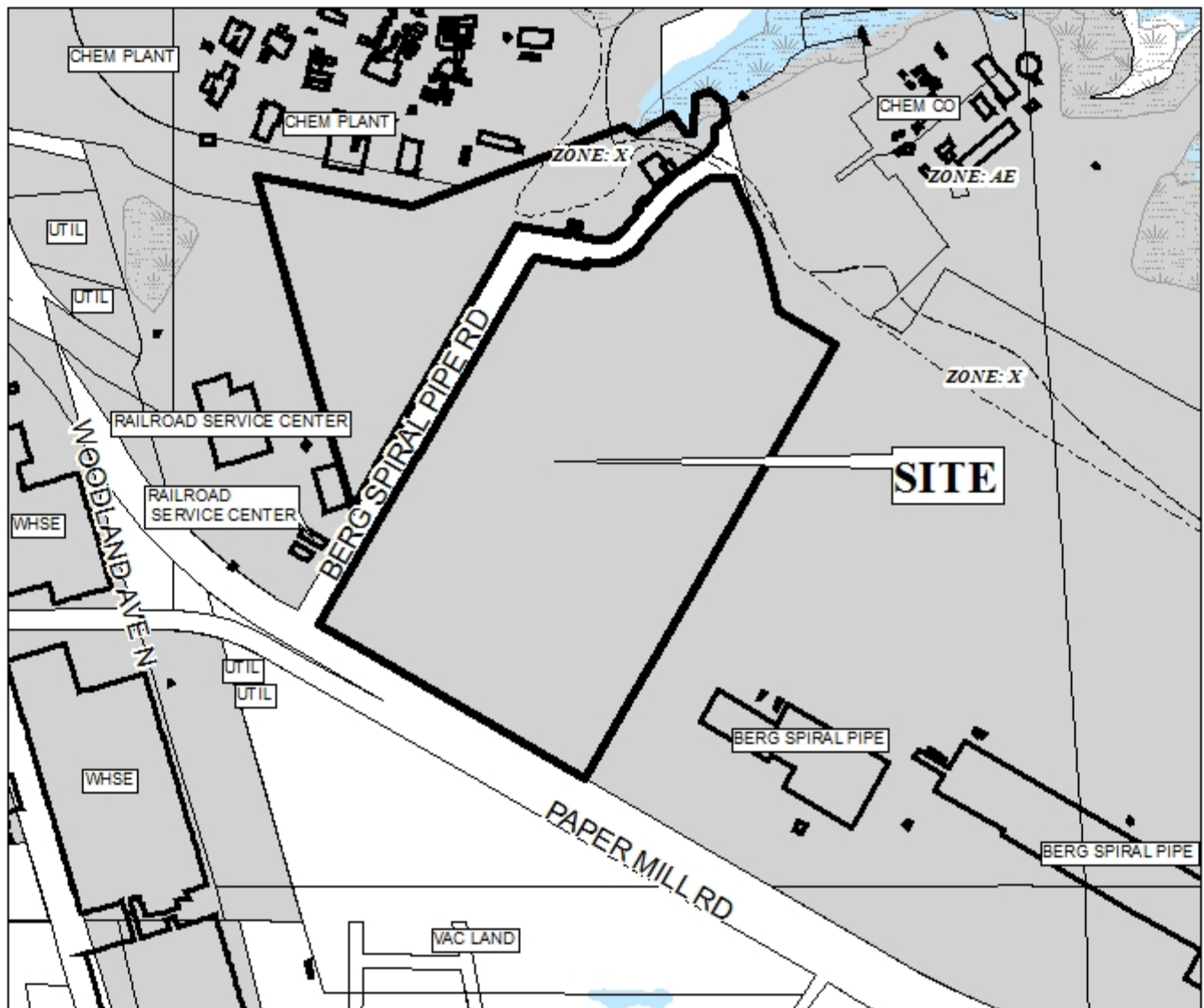
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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